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**HYDE PARK  
PLANNING DISTRICT**

**1990 POPULATION & HOUSING TABLES**

**with comparisons to Boston City share  
and selected 1980 data**

**U.S. CENSUS (STF1)**

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**Boston Redevelopment Authority  
Policy Development & Research Department**

**Assisted by State Data Center  
Massachusetts Institute for  
Social and Economic Research  
University of Massachusetts/Amherst**

**Revised, expanded January 15, 1992**

**City of Boston**  
Raymond L. Flynn, Mayor

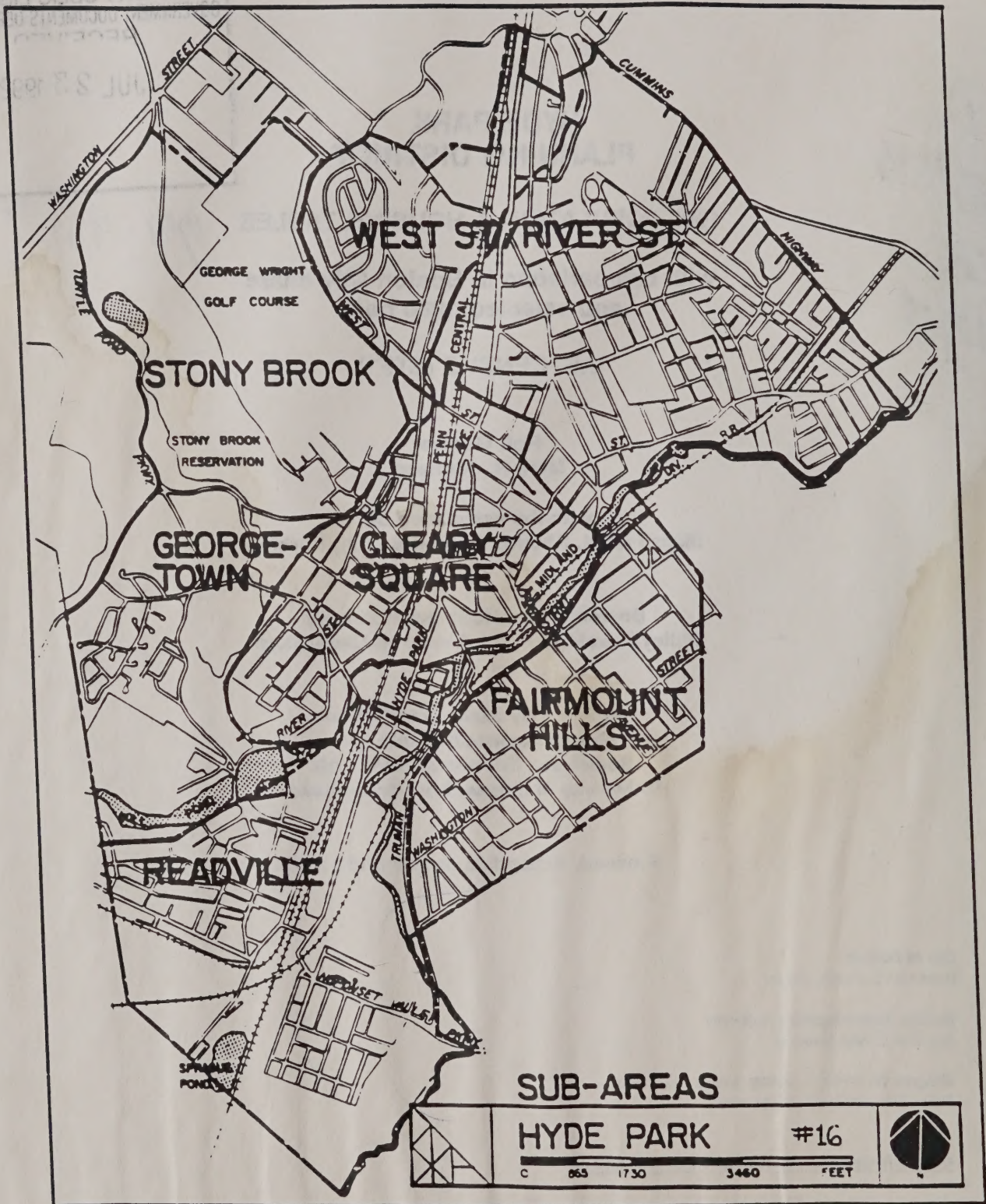
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## STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.



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**GLOSSARY OF CENSUS TERMS**



**P 1: HYDE PARK**

**PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990**

Total Persons:	<b>30,135</b>	Population Percent of City:	<b>5.2</b>
Total Land Area (in Sq. Mi.):	<b>6.25</b>	Land Area Percent of City:	<b>12.7</b>
Population Density (per SqMi):	<b>4,822</b>	Density Ratio to City Average:	<b>0.41</b>

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

**P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990**

HYDE PARK	1980		1990		:	1990 - 1980 Change		:	1990 PD/Boston Ratio2
	Number	Percent	Number	Percent		Number	Percent		
<b>Total Population</b>	<b>30,223</b>	100.0	<b>30,135</b>	100.0	:	<b>(88)</b>	-0.3	:	<b>1.00</b>
White1	25,861	85.6	22,280	73.9	:	(3,581)	-13.8	:	1.18
Black1	3,864	12.8	6,904	22.9	:	3,040	78.7	:	0.90
Native Americans	32	0.1	71	0.2	:	39	121.9	:	0.72
Asian + Pac-Islanders	167	0.6	324	1.1	:	157	94.0	:	0.20
Other Race	299	1.0	557	1.8	:	258	86.3	:	0.31
-----	-----	-----	-----	-----	:	-----	-----	:	-----
Hispanic Origin	504	1.7	1,315	4.4	:	811	160.9	:	0.40
White	277	0.9	579	1.9	:	302	109.0	:	0.50
Black	92	0.3	225	0.7	:	133	144.6	:	0.43
All other	135	0.4	511	1.7	:	376	278.5	:	0.33
-----	-----	-----	-----	-----	:	-----	-----	:	-----
Total Minorities	4,639	15.3	8,434	28.0	:	3,795	81.8	:	0.68
-----	-----	-----	-----	-----	:	-----	-----	:	-----
White, Non-Hisp.	25,584	84.7	21,701	72.0	:	(3,883)	-15.2	:	1.22
Black, Non-Hisp.	3,772	12.5	6,679	22.2	:	2,907	77.1	:	0.93

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

**P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990**

HYDE PARK	1980		1990		:	1990 - 1980 Change		:	1990 PD/Boston Ratio1
	Number	Percent	Number	Percent		Number	Percent		
<b>Total Persons:</b>	<b>30,223</b>	100.0	<b>30,135</b>	100.0	:	<b>(88)</b>	-0.3	:	<b>1.00</b>
0-4 years	1,834	6.1	2,248	7.5	:	414	22.6	:	1.17
5-14	3,878	12.8	3,444	11.4	:	(434)	-11.2	:	1.16
15-24	5,705	18.9	4,067	13.5	:	(1,648)	-28.9	:	0.68
25-34	4,845	16.0	5,797	19.2	:	952	19.6	:	0.83
35-44	2,849	9.4	4,364	14.5	:	1,515	53.2	:	1.06
45-54	3,164	10.5	2,720	9.0	:	(444)	-14.0	:	1.10
55-64	3,743	12.4	2,769	9.2	:	(974)	-26.0	:	1.30
65-74	2,522	8.3	2,745	9.1	:	223	8.8	:	1.46
75-84	1,245	4.1	1,475	4.9	:	230	18.5	:	1.28
85 +	438	1.4	517	1.7	:	79	18.0	:	1.20

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole



**HYDE PARK**

<u>Years and Age</u>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	<u>All : Hispanic</u> <u>Origin</u>
<b>1980, Total:</b>	<b>30,223</b>	<b>25,861</b>	<b>3,856</b>	<b>146</b>	<b>360</b>	<b>504</b>
0-4 years	1,834	1,364	416	22	32	62
5-17	5,439	4,206	1,116	23	94	126
18-64	18,745	16,227	2,204	95	219	300
65 +	4,205	4,064	120	6	15	16
<b>1990, Total:</b>	<b>30,135</b>	<b>22,280</b>	<b>6,904</b>	<b>324</b>	<b>628</b>	<b>1,315</b>
0-4 years	2,248	1,491	651	26	80	163
5-17	4,432	2,591	1,603	75	163	309
18-64	18,719	13,775	4,363	207	374	792
65 +	4,737	4,423	287	16	11	51
<b>Abs. Change, '90-'80:</b>	<b>(88)</b>	<b>(3,581)</b>	<b>3,048</b>	<b>178</b>	<b>268</b>	<b>811</b>
0-4 years	414	127	235	4	48	101
5-17	(1,007)	(1,615)	487	52	69	183
18-64	(26)	(2,452)	2,159	112	155	492
65 +	532	359	167	10	(4)	35
<b>Pct. Change, '90-'80:</b>	<b>-0.3</b>	<b>-13.8</b>	<b>79.0</b>	<b>121.9</b>	<b>74.4</b>	<b>160.9</b>
0-4 years	22.6	9.3	56.5	18.2	150.0	162.9
5-17	-18.5	-38.4	43.6	226.1	73.4	145.2
18-64	-0.1	-15.1	98.0	117.9	70.8	164.0
65 +	12.7	8.8	139.2	166.7	-26.7	218.8

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990**

<b>HYDE PARK</b>	<u>Total</u>	<u>Female</u>	<u>Male</u>	<u>Female Percent of</u> <u>Total Population</u>
<b>Total Population</b>	<b>31.0</b>	<b>32.5</b>	<b>29.4</b>	<b>52.9</b>
<b>White*</b>	<b>34.6</b>	<b>n/a</b>	<b>n/a</b>	<b>52.8</b>
<b>Black*</b>	<b>26.2</b>	<b>n/a</b>	<b>n/a</b>	<b>53.3</b>
<b>Asian + Pac.Islanders</b>	<b>24.4</b>	<b>n/a</b>	<b>n/a</b>	<b>52.8</b>

Ratio to Boston Median Age, Gender:

<b>Total Population</b>	<b>1.02</b>	<b>1.04</b>	<b>1.00</b>	<b>1.02</b>
<b>White*</b>	<b>1.08</b>	<b>n/a</b>	<b>n/a</b>	<b>1.02</b>
<b>Black*</b>	<b>0.93</b>	<b>n/a</b>	<b>n/a</b>	<b>1.00</b>
<b>Asian + Pac.Islanders</b>	<b>0.88</b>	<b>n/a</b>	<b>n/a</b>	<b>1.08</b>

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

\* includes persons of Hispanic origin



**P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990**

<b>HYDE PARK</b>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic : Origin
<b>Total Population:</b>	<b>30,135</b>	<b>22,280</b>	<b>6,904</b>	<b>324</b>	<b>627</b>	<b>1,315</b>
<u>Age</u>						
0-4 years	2,248	1,491	651	26	80	163
5-14	3,444	2,021	1,235	63	125	237
15-24	4,057	2,744	1,159	39	115	213
25-34	5,797	4,448	1,144	75	130	288
35-44	4,364	2,910	1,302	59	93	194
45-54	2,720	1,871	774	23	52	113
55-64	2,769	2,372	352	23	22	56
65-74	2,745	2,534	189	16	6	30
75-84	1,475	1,398	73	0	4	19
85 +	517	491	25	0	1	2
-----						
<b>0-4 years</b>	<b>2,248</b>	<b>1,491</b>	<b>651</b>	<b>26</b>	<b>80</b>	<b>163</b>
<b>5-17</b>	<b>4,432</b>	<b>2,591</b>	<b>1,603</b>	<b>75</b>	<b>163</b>	<b>309</b>
5-11	2,474	1,501	837	48	88	167
12-14	970	520	398	15	37	70
15-17	988	570	368	12	38	72
<b>18-64</b>	<b>18,719</b>	<b>13,775</b>	<b>4,363</b>	<b>207</b>	<b>374</b>	<b>792</b>
18-44	13,230	9,532	3,237	161	300	623
45-64	5,489	4,243	1,126	46	74	169
<b>65 +</b>	<b>4,737</b>	<b>4,423</b>	<b>287</b>	<b>16</b>	<b>11</b>	<b>51</b>

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 6a: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:**

<b>HYDE PARK</b>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic : Origin
<b>Total Population:</b>	<b>1.00</b>	<b>1.18</b>	<b>0.90</b>	<b>0.20</b>	<b>0.33</b>	<b>0.40</b>
<u>Age</u>						
0-4 years	1.17	1.71	0.88	0.24	0.39	0.47
5-14	1.16	1.68	1.00	0.35	0.35	0.44
15-24	0.66	0.70	0.83	0.10	0.27	0.29
25-34	0.83	0.96	0.76	0.20	0.32	0.39
35-44	1.06	1.15	1.16	0.28	0.39	0.47
45-54	1.10	1.24	1.08	0.21	0.41	0.51
55-64	1.30	1.60	0.74	0.24	0.30	0.44
65-74	1.46	1.76	0.57	0.23	0.14	0.38
75-84	1.28	1.47	0.51	0.00	0.21	0.52
85 +	1.20	1.31	0.59	0.00	0.23	0.21

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans



**P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990**

PD/Boston

	<u>Total</u>	<u>Total</u>	<u>Subtotal</u>		<u>Ratio1</u>
<b>HYDE PARK</b>	<u>Persons</u>	(in percent)			
<b>All Persons:</b>	<b>30,135</b>	<b>100.0</b>	<b>—</b>	:	<b>1.00</b>
<u>In family households:</u>	<b>25,271</b>	<b>83.9</b>	<b>100.0</b>	:	<b>1.26</b>
Householder	7,635	25.3	30.2	:	1.26
Spouse	5,273	17.5	20.9	:	1.48
Child:	9,883	32.8	39.1	:	1.26
Natural-born or adopted	9,666	32.1	38.2	:	1.25
Step	217	0.7	0.9	:	1.40
Grandchild	453	1.5	1.8	:	0.90
Other relatives	1,498	5.0	5.9	:	1.06
Nonrelatives	529	1.8	2.1	:	0.76
<b>Average persons per family:</b>	<b>2.94</b>	<b>—</b>	<b>—</b>	:	<b>0.92</b>
<u>In nonfamily households:</u>	<b>4,424</b>	<b>14.7</b>	<b>100.0</b>	:	<b>0.53</b>
Householder living alone	2,987	9.9	67.5	:	0.70
Householder not living alone	623	2.1	14.1	:	0.38
Nonrelatives	814	2.7	18.4	:	0.34
<u>In group quarters:</u>	<b>440</b>	<b>1.5</b>	<b>100.0</b>	:	<b>0.26</b>
Institutionalized persons	325	1.1	73.9	:	0.74
Other persons in group quarters	115	0.4	26.1	:	0.09

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 8: GROUP QUARTERS RESIDENTS, 1990**

PD/Boston

	<u>Total</u>	<u>Total</u>	<u>Subtotal</u>		<u>Ratio1</u>
<b>HYDE PARK</b>	<u>Persons</u>	(in percent)			
<b>All persons in group quarters:</b>	<b>440</b>	<b>100.0</b>	<b>—</b>	:	<b>1.00</b>
<u>Institutionalized persons</u>	<b>325</b>	<b>73.9</b>	<b>100.0</b>	:	<b>2.90</b>
Correctional institutions	0	0.0	0.0	:	0.00
Nursing homes	325	73.9	100.0	:	4.48
Mental (Psychiatric) hospitals	0	0.0	0.0	:	0.00
Juvenile institutions	0	0.0	0.0	:	0.00
Other institutions	0	0.0	0.0	:	0.00
<u>Other persons in group quarters</u>	<b>115</b>	<b>26.1</b>	<b>100.0</b>	:	<b>0.35</b>
College dormitories	77	17.5	67.0	:	0.32
Military quarters	0	0.0	0.0	:	0.00
Emergency shelters for homeless	0	0.0	0.0	:	0.00
Visible in street locations	1	0.2	0.9	:	0.34
Other noninstitutional group quarters	37	8.4	32.2	:	0.78

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.



**P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990**

	Total H'holds	Total (in percent)	Subtotal	PD/Boston Ratio1
<b>HYDE PARK</b>				
<b>All households:</b>	<b>11,245</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<b>1 person:</b>	<b>2,987</b>	<b>26.6</b>	<b>100.0</b>	<b>0.75</b>
Male householder	1,144	10.2	38.3	0.65
Female householder	1,843	16.4	61.7	0.82
<b>2 or more persons:</b>	<b>8,258</b>	<b>73.4</b>	<b>100.0</b>	<b>1.14</b>
<b>Family households:</b>	<b>7,635</b>	<b>67.9</b>	<b>92.5</b>	<b>1.34</b>
Married-couple family:	5,273	46.9	63.9	1.58
With related children	2,432	21.6	29.5	1.66
No related children	2,841	25.3	34.4	1.51
Other family:	2,362	21.0	28.6	1.00
Male householder, no wife present:	470	4.2	5.7	1.00
With related children	150	1.3	1.8	0.94
No related children	320	2.8	3.9	1.02
Female householder, no husband present:	1,892	16.8	22.9	1.00
With related children	983	8.7	11.9	0.84
No related children	909	8.1	11.0	1.26
<b>Nonfamily households:</b>	<b>623</b>	<b>5.5</b>	<b>7.5</b>	<b>0.40</b>
Male householder	353	3.1	4.3	0.42
Female householder	270	2.4	3.3	0.39

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990**

	Household counts			PD/Boston Ratios:1		
	Total	Family	Non-Family	Total	Family	Non-Family
<b>HYDE PARK</b>						
<b>All households:</b>	<b>11,245</b>	<b>7,635</b>	<b>3,610</b>	<b>1.00</b>	<b>1.34</b>	<b>0.65</b>
<b>Household size:</b>						
1 person	2,987	n/a	2,987	0.75	n/a	0.75
2 persons	3,309	2,813	496	1.00	1.27	0.45
3 persons	1,970	1,881	89	1.18	1.35	0.32
4 persons	1,581	1,558	23	1.37	1.50	0.20
5 persons	855	846	9	1.42	1.47	0.31
6 persons	321	318	3	1.13	1.18	0.20
7 or more persons	222	219	3	1.02	1.04	0.42

Source: 1990 US Census STF1 Count, Table P27.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.



**P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990**

HYDE PARK	Household Counts					Hispanic
	All	White*	Black*	Asian	:	
All households:	11,245	8,929	2,053	96	:	382
					:	
Family households:	7,635	5,757	1,669	75	:	307
Married-couple family:	5,273	4,168	970	55	:	173
With related children	2,432	1,664	662	40	:	124
No related children	2,841	2,504	308	15	:	49
					:	
Other family:	2,362	1,589	699	20	:	134
Male householder, no wife present:	470	335	118	5	:	22
With related children	150	73	67	2	:	12
No related children	320	262	51	3	:	10
Female householder, no husband present:	1,892	1,254	581	15	:	112
With related children	983	503	430	13	:	96
No related children	909	751	151	2	:	16
					:	
Nonfamily households:	3,610	3,172	384	21	:	75
Householder living alone	2,987	2,654	297	14	:	55
Householder not living alone	623	518	87	7	:	20

Source: 1990 US Census STF1 Count, Table P19.

\*- Includes persons of Hispanic origin

**P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990**

HYDE PARK	(ratios)					Hispanic
	All	White*	Black*	Asian	:	
All households:	1.00	1.14	0.83	0.20	:	0.42
					:	
Family households:	1.34	1.69	1.02	0.26	:	0.48
Married-couple family:	1.58	1.79	1.53	0.25	:	0.60
With related children	1.68	1.95	1.78	0.33	:	0.66
No related children	1.51	1.70	1.17	0.16	:	0.49
					:	
Other family:	1.00	1.48	0.70	0.27	:	0.38
Male householder, no wife present:	1.00	1.33	0.76	0.18	:	0.32
With related children	0.94	1.28	0.92	0.21	:	0.35
No related children	1.02	1.34	0.62	0.17	:	0.29
Female householder, no husband present:	1.00	1.53	0.69	0.33	:	0.40
With related children	0.84	1.39	0.68	0.48	:	0.42
No related children	1.28	1.64	0.70	0.11	:	0.30
					:	
Nonfamily households:	0.65	0.72	0.46	0.11	:	0.28
Householder living alone	0.75	0.85	0.44	0.11	:	0.32
Householder not living alone	0.40	0.40	0.56	0.11	:	0.21

\*- Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.



**P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP. 1990**

HYDE PARK			:	PD/Boston
	Number	Percent		Ratio1
All persons under 18 years:	6,680	100.0	:	1.16
			:	
<u>In households:</u>	6,680	100.0	:	1.17
Household head or spouse	11	0.2	:	1.00
Own child:	6,056	90.7	:	1.21
In married-couple family	4,421	66.2	:	1.57
In other family:	1,635	24.5	:	0.74
Male householder, no wife present	203	3.0	:	0.92
Female householder, no husband present	1,432	21.4	:	0.72
Other relatives	526	7.9	:	0.91
Nonrelatives	87	1.3	:	0.81
			:	
<u>In group quarters:</u>	0	0.0	:	0.00
Institutionalized persons	0	0.0	:	0.00
Other persons in group quarters	0	0.0	:	0.00

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18. 1990**

HYDE PARK	With Persons Under 18			:	PD/Boston Ratios:1		
	Total	1,+*	none		Total	1,+*	none
All households	11,245	3,598	7,647	:	1.00	1.27	0.91
				:			
<u>Family households:</u>	7,635	3,576	4,059	:	1.34	1.27	1.40
Married-couple family	5,273	2,438	2,835	:	1.58	1.65	1.51
Other family:	2,362	1,138	1,224	:	1.00	0.85	1.19
Male h'holder, no wife present	470	153	317	:	1.00	0.93	1.03
Female h'holder, no husband present	1,892	985	907	:	1.00	0.84	1.26
				:			
<u>Nonfamily households:</u>	3,610	22	3,588	:	0.65	0.85	0.65
Male householder	1,497	14	1,483	:	0.58	0.93	0.57
Female householder	2,113	8	2,105	:	0.72	0.74	0.72

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

\* - one or more persons under 18 years of age



**P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990**

<b>HYDE PARK</b>	<b>In Households</b>				<b>In Group Quarters</b>	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>	<u>Inst'lzd</u>	<u>Other</u>
<b>All Persons under 18 years:</b>	<b>6,680</b>	<b>6,056</b>	<b>526</b>	<b>87</b>	<b>0</b>	<b>0</b>
<u>Household head or spouse under 18:</u>	<u>11</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Total dependents under 18:</u>	<u>6,669</u>	<u>6,056</u>	<u>526</u>	<u>87</u>	<u>0</u>	<u>0</u>
Under 3 years	1,348	1,190	138	20	0	0
3 and 4 years	900	805	78	17	0	0
5 years	360	328	29	3	0	0
6 to 11 years	2,114	1,954	134	26	0	0
12 and 13 years	646	598	43	5	0	0
14 years	324	306	12	6	0	0
15 to 17 years	977	875	92	10	0	0

Source: 1990 US Census STF1 Count, Table P22.

**P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1990**  
(ratios)

<b>HYDE PARK</b>	<b>In Households</b>				<b>In Group Quarters</b>	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>	<u>Inst'lzd</u>	<u>Other</u>
<b>All Persons under 18 years:</b>	<b>1.00</b>	<b>1.04</b>	<b>0.79</b>	<b>0.70</b>	<b>0.00</b>	<b>0.00</b>
<u>Household head or spouse under 18:</u>	<u>0.86</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Total dependents under 18:</u>	<u>1.00</u>	<u>1.04</u>	<u>0.79</u>	<u>0.70</u>	<u>0.00</u>	<u>0.00</u>
Under 3 years	0.98	1.03	0.74	0.78	0.00	0.00
3 and 4 years	1.06	1.10	0.80	1.13	0.00	0.00
5 years	0.91	0.95	0.74	0.52	0.00	0.00
6 to 11 years	1.00	1.03	0.73	0.74	0.00	0.00
12 and 13 years	1.03	1.06	0.89	0.51	0.00	0.00
14 years	1.04	1.10	0.52	0.91	0.00	0.00
15 to 17 years	0.88	1.03	1.00	0.38	0.00	0.00

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.



**P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990**

HYDE PARK	Persons over 65			:	PD/Boston
	Number	Total	Subtotal	:	Ratio1
	Persons	(in percent)		:	
<b>All Persons 65 years and over</b>	<b>4,737</b>	<b>100.0</b>	<b>—</b>	:	<b>1.37</b>
<u>In family households:</u>	<b>2,981</b>	<b>62.9</b>	<b>100.0</b>	:	<b>1.62</b>
Householder	<b>1,626</b>	<b>34.3</b>	<b>54.5</b>	:	<b>1.64</b>
Spouse	<b>911</b>	<b>19.2</b>	<b>30.6</b>	:	<b>1.77</b>
Other relatives	<b>418</b>	<b>8.8</b>	<b>14.0</b>	:	<b>1.40</b>
Nonrelatives	<b>26</b>	<b>0.5</b>	<b>0.9</b>	:	<b>0.94</b>
<u>In nonfamily households:</u>	<b>1,432</b>	<b>30.2</b>	<b>100.0</b>	:	<b>1.09</b>
Male householder:	<b>345</b>	<b>7.3</b>	<b>24.1</b>	:	<b>1.05</b>
Living alone	<b>323</b>	<b>6.8</b>	<b>22.6</b>	:	<b>1.05</b>
Not living alone	<b>22</b>	<b>0.5</b>	<b>1.5</b>	:	<b>1.02</b>
Female householder:	<b>1,040</b>	<b>22.0</b>	<b>72.6</b>	:	<b>1.11</b>
Living alone	<b>1,011</b>	<b>21.3</b>	<b>70.6</b>	:	<b>1.11</b>
Not living alone	<b>29</b>	<b>0.6</b>	<b>2.0</b>	:	<b>1.18</b>
Nonrelatives	<b>47</b>	<b>1.0</b>	<b>3.3</b>	:	<b>1.05</b>
<u>In group quarters:</u>	<b>324</b>	<b>6.8</b>	<b>100.0</b>	:	<b>1.04</b>
Institutionalized persons	<b>304</b>	<b>6.4</b>	<b>93.8</b>	:	<b>1.09</b>
Other persons in group quarters	<b>20</b>	<b>0.4</b>	<b>6.2</b>	:	<b>0.60</b>

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990**

HYDE PARK				:	PD/Boston
	Total	Total	Subtotal	:	Ratio1
	H'hlds	(in percent)		:	
<b>All households</b>	<b>11,245</b>	<b>100.0</b>	<b>—</b>	:	<b>1.00</b>
<u>H'hlds w/ 1 or more 65 years and over</u>	<b>3,357</b>	<b>29.9</b>	<b>100.0</b>	:	<b>1.42</b>
1 person	<b>1,334</b>	<b>11.9</b>	<b>39.7</b>	:	<b>1.16</b>
2 or more persons:	<b>2,023</b>	<b>18.0</b>	<b>60.3</b>	:	<b>1.66</b>
Family households	<b>1,959</b>	<b>17.4</b>	<b>58.4</b>	:	<b>1.69</b>
Nonfamily households	<b>64</b>	<b>0.6</b>	<b>1.9</b>	:	<b>1.10</b>
<u>Households with no persons 65 years +</u>	<b>7,888</b>	<b>70.1</b>	<b>100.0</b>	:	<b>0.89</b>
1 person	<b>1,653</b>	<b>14.7</b>	<b>21.0</b>	:	<b>0.58</b>
2 or more persons:	<b>6,235</b>	<b>55.4</b>	<b>79.0</b>	:	<b>1.03</b>
Family households	<b>5,676</b>	<b>50.5</b>	<b>72.0</b>	:	<b>1.25</b>
Nonfamily households	<b>559</b>	<b>5.0</b>	<b>7.1</b>	:	<b>0.38</b>

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.



**P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990**

<b>HYDE PARK</b>			PD/Boston	
	<u>Persons</u>	<u>Percent</u>	<u>Ratio1</u>	
<b>Total Asian or Pacific Islanders:</b>	<b>324</b>	<b>100.0</b>	<b>0.20</b>	
<u>Asian</u>	<b>314</b>	<b>96.9</b>	<b>0.20</b>	
Chinese	<b>89</b>	<b>27.5</b>	<b>0.10</b>	
Filipino	<b>35</b>	<b>10.8</b>	<b>0.65</b>	
Japanese	<b>10</b>	<b>3.1</b>	<b>0.11</b>	
Asian Indian	<b>54</b>	<b>16.7</b>	<b>0.52</b>	
Korean	<b>8</b>	<b>2.5</b>	<b>0.13</b>	
Vietnamese	<b>56</b>	<b>17.3</b>	<b>0.22</b>	
Cambodian	<b>36</b>	<b>11.1</b>	<b>0.68</b>	
Hmong	<b>0</b>	<b>0.0</b>	<b>0.00</b>	
Laotian	<b>5</b>	<b>1.5</b>	<b>0.33</b>	
Thai	<b>1</b>	<b>0.3</b>	<b>0.07</b>	
Other Asian	<b>20</b>	<b>6.2</b>	<b>0.31</b>	
<u>Pacific Islander</u>	<b>10</b>	<b>3.1</b>	<b>0.92</b>	

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990**

<b>HYDE PARK</b>				PD/Boston		PD/Bost		
	<u>Total</u>	<u>Males</u>	<u>M/Tot</u>	<u>Ratio1</u>		<u>Females</u>	<u>Fe/Tot</u>	<u>Ratio1</u>
			(percent)				(percent)	
<b>Total persons 15 years and over:</b>	<b>24,444</b>	<b>11,305</b>	<b>46.2</b>	<b>0.94</b>		<b>13,139</b>	<b>53.8</b>	<b>0.99</b>
<u>Marital status:</u>								
Never married	<b>8,431</b>	<b>4,361</b>	<b>51.7</b>	<b>0.68</b>		<b>4,070</b>	<b>48.3</b>	<b>0.65</b>
Now married, and not separated	<b>11,260</b>	<b>5,603</b>	<b>49.8</b>	<b>1.39</b>		<b>5,657</b>	<b>50.2</b>	<b>1.43</b>
Separated	<b>710</b>	<b>261</b>	<b>36.8</b>	<b>0.79</b>		<b>449</b>	<b>63.2</b>	<b>0.83</b>
Widowed	<b>2,339</b>	<b>429</b>	<b>18.3</b>	<b>1.31</b>		<b>1,910</b>	<b>81.7</b>	<b>1.29</b>
Divorced	<b>1,704</b>	<b>651</b>	<b>38.2</b>	<b>0.83</b>		<b>1,053</b>	<b>61.8</b>	<b>1.04</b>

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.



## H 1: HOUSING UNITS by TENURE, 1980 and 1990 \*

HYDE PARK	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
<b>Total Housing Units:</b>	<b>11,030</b>	<b>100.0</b>	<b>11,777</b>	<b>100.0</b>	<b>747</b>	<b>6.8</b>	<b>1.00</b>
<b>Occupied total:</b>	<b>10,850</b>	<b>96.6</b>	<b>11,245</b>	<b>95.5</b>	<b>595</b>	<b>5.6</b>	<b>1.05</b>
Owner occupied	8,187	56.1	6,428	54.6	239	3.9	1.84
Renter occupied	4,463	40.5	4,819	40.9	356	8.0	0.85
<b>Vacant total:</b>	<b>380</b>	<b>3.4</b>	<b>532</b>	<b>4.5</b>	<b>152</b>	<b>40.0</b>	<b>0.51</b>
For sale only	28	0.2	110	0.9	84	323.1	1.22
For rent	186	1.7	255	2.2	69	37.1	0.41
All other vacant DUs	168	1.5	167	1.4	(1)	-0.6	0.50

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

\* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

## H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

HYDE PARK	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
<b>All Occupied housing units</b>	<b>10,850</b>	<b>100.0</b>	<b>11,245</b>	<b>100.0</b>	<b>595</b>	<b>5.6</b>	<b>1.05</b>
White1	9,391	88.2	8,829	79.4	(462)	-4.9	1.20
Black1	1,118	10.5	2,053	18.3	937	84.0	0.87
American Indian, Eskimo, or Aleut	9	0.1	28	0.2	17	188.9	0.82
Asian or Pacific Islander	49	0.5	96	0.9	47	95.9	0.21
Other race	85	0.8	141	1.3	56	65.9	0.32
-----	-----	-----	-----	-----	-----	-----	-----
<b>Hispanic Origin</b>	<b>141</b>	<b>1.3</b>	<b>382</b>	<b>3.4</b>	<b>241</b>	<b>170.9</b>	<b>0.42</b>
White	78	0.7	171	1.5	93	119.2	0.50
Black	23	0.2	74	0.7	51	221.7	0.49
All others	40	0.4	137	1.2	97	242.5	0.33
-----	-----	-----	-----	-----	-----	-----	-----
<b>Total minorities</b>	<b>1,337</b>	<b>12.6</b>	<b>2,487</b>	<b>22.1</b>	<b>1,150</b>	<b>86.0</b>	<b>0.66</b>
-----	-----	-----	-----	-----	-----	-----	-----
White, Non-Hispanic	9,313	87.4	8,758	77.9	(555)	-6.0	1.17
Black, Non-Hispanic	1,093	10.3	1,979	17.6	886	81.1	0.85

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole



**H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990**

	Owner-Occupied					Renter-Occupied			
	1980	1990	1990-1980 Change			1980	1990	1990-1980 Change	
	Number	Number	Number	Percent		Number	Number	Number	Percent
<b>HYDE PARK</b>									
<b>Occupied housing units</b>	<b>8,192</b>	<b>8,428</b>	<b>234</b>	<b>3.8</b>		<b>4,458</b>	<b>4,819</b>	<b>361</b>	<b>8.1</b>
White <sup>1</sup>	5,422	5,118	(304)	-5.6		3,969	3,811	(158)	-4.0
Black <sup>1</sup>	694	1,181	487	70.2		422	872	450	106.6
American Indian, Eskimo, or Aleut	7	11	4	57.1		2	15	13	650.0
Asian or Pacific Islander	21	58	37	176.2		28	38	10	35.7
Other race	48	58	10	20.8		37	83	46	124.3
-----	-----	-----	-----	-----		-----	-----	-----	-----
Hispanic Origin	77	166	89	115.6		64	216	152	237.5
White	50	73	23	46.0		28	98	70	250.0
Black	15	37	22	146.7		8	37	29	362.5
All others	12	56	44	366.7		28	81	53	189.3
-----	-----	-----	-----	-----		-----	-----	-----	-----
<b>Total minorities</b>	<b>820</b>	<b>1,381</b>	<b>561</b>	<b>68.4</b>		<b>517</b>	<b>1,106</b>	<b>589</b>	<b>113.9</b>
-----	-----	-----	-----	-----		-----	-----	-----	-----
White, Non-Hispanic	5,372	5,045	(327)	-6.1		3,941	3,713	(228)	-5.8
Black, Non-Hispanic	679	1,144	465	68.5		414	835	421	101.7

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

#### H 4: TENURE by AGE of HOUSEHOLDER, 1990

HYDE PARK				:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units:	11,245	6,426	4,819	:	1.00	1.85	0.62
<u>Age of Householder:</u>				:			
15 to 24 years	403	53	350	:	0.35	0.81	0.33
25 to 34 years	2,351	887	1,464	:	0.78	1.52	0.58
35 to 44 years	2,321	1,413	908	:	1.04	1.81	0.62
45 to 54 years	1,558	1,049	507	:	1.11	1.79	0.62
55 to 64 years	1,603	1,131	472	:	1.30	1.97	0.71
65 to 74 years	1,791	1,198	593	:	1.53	2.31	0.91
75 years and over	1,220	695	525	:	1.28	1.91	0.89

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

#### H 5: PERSONS in DWELLING UNIT, 1990

HYDE PARK	<u>Occupied Housing Units</u>			:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units	11,245	6,426	4,819	:	1.00	1.85	0.62
<u>Occupants:</u>				:			
1 person	2,987	1,149	1,838	:	0.75	1.29	0.60
2 persons	3,309	1,916	1,393	:	1.00	1.79	0.62
3 persons	1,970	1,270	700	:	1.18	2.29	0.62
4 persons	1,581	1,058	523	:	1.37	2.42	0.73
5 persons	855	613	242	:	1.42	2.47	0.68
6 persons	321	241	80	:	1.13	2.08	0.47
7 or more persons	222	179	43	:	1.02	1.90	0.35
				:			
Persons per occupied housing unit:	2.43	2.88	2.17	:	1.02	1.91	0.97
				:			
Aggregate Persons by Tenure:	29,695	18,874	10,821	:			
In percent of Total:	100.0	63.6	36.4	:	1.00	1.85	0.56

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole



#### H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990

HYDE PARK	Housing Units		:	PD/Boston Ratio1
	Number	Percent		
Total Housing units	11,777	100.0	:	1.00
<u>Rooms per Unit:</u>			:	
1 room	137	1.2	:	0.20
2 rooms	468	4.0	:	0.39
3 rooms	1,136	9.6	:	0.51
4 rooms	2,031	17.2	:	0.86
5 rooms	2,635	22.4	:	1.11
6 rooms	2,828	24.0	:	1.87
7 rooms	1,315	11.2	:	2.15
8 rooms	624	5.3	:	1.98
9 or more rooms	603	5.1	:	1.23

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

#### H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990

HYDE PARK	Total Rooms	Total (in percent)	Subtotal	:	PD/Boston Ratio1
Total Rooms in All DUs	62,975	100.0	—	:	1.00
<u>Tenure and Status:</u>				:	
<u>In Occupied DUs</u>	60,426	96.0	100.0	:	1.05
Owner occupied	40,304	64.0	66.7	:	1.68
Renter occupied	20,122	32.0	33.3	:	0.59
				:	
<u>In Vacant DUs:</u>	2,549	4.0	100.0	:	0.49
For rent	1,048	1.7	41.1	:	0.37
For sale only	614	1.0	24.1	:	1.22
Rented or sold, not occupied	309	0.5	12.1	:	0.48
For seasonal, recreational, or occasional	62	0.1	2.4	:	0.37
For migrant workers	0	0.0	0.0	:	0.00
Other vacant	516	0.8	20.2	:	0.49

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990**

HYDE PARK	Occupied Housing Units			:	PD/Boston Ratios:1		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
All occupied Housing Units	11,246	6,427	4,819	:	1.00	1.85	0.62
<u>Persons per Room:</u>				:			
0.50 or less	7,214	4,239	2,975	:	1.09	1.73	0.72
0.51 to 1.00	3,667	2,042	1,625	:	0.95	2.20	0.55
1.01 to 1.50	270	112	158	:	0.62	1.56	0.44
1.51 to 2.00	78	30	48	:	0.31	1.27	0.21
2.01 or more	17	4	13	:	0.19	0.67	0.16

Source: 1990 US Census STF1 Counts, Tables H21, H22.

**H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990**

HYDE PARK	(in percent)						
	Column Distribution			:	Row Distribution		
	Total	Owner	Renter	:	Total	Owner	Renter
All occupied Housing Units	100.0	100.0	100.0	:	100.0	57.1	42.9
<u>Persons per Room:</u>				:			
0.50 or less	64.1	66.0	61.7	:	100.0	58.8	41.2
0.51 to 1.00	32.6	31.8	33.7	:	100.0	55.7	44.3
1.01 to 1.50	2.4	1.7	3.3	:	100.0	41.5	58.5
1.51 to 2.00	0.7	0.5	1.0	:	100.0	38.5	61.5
2.01 or more	0.2	0.1	0.3	:	100.0	23.5	76.5

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.



**H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990**

HYDE PARK	PD/Boston		
	Number	Percent	Ratio1
<b>Specified Owner-occupied DUs:</b>	<b>4,470</b>	<b>100.0</b>	<b>1.00</b>
<u>Value:</u>			
Less than \$15,000	10	0.2	0.67
15,000 to 19,999	7	0.2	0.93
20,000 to 24,999	4	0.1	0.78
25,000 to 29,999	7	0.2	1.19
30,000 to 34,999	1	0.0	0.15
35,000 to 39,999	5	0.1	0.70
40,000 to 44,999	5	0.1	0.48
45,000 to 49,999	7	0.2	0.95
50,000 to 59,999	23	0.5	0.91
60,000 to 74,999	69	1.5	0.94
75,000 to 99,999	261	5.8	1.00
100,000 to 124,999	595	13.3	1.23
125,000 to 149,999	1,360	30.4	1.65
150,000 to 174,999	1,391	31.1	1.28
175,000 to 199,999	472	10.6	0.67
200,000 to 249,999	198	4.4	0.39
250,000 to 299,999	38	0.9	0.19
300,000 to 399,999	12	0.3	0.11
400,000 to 499,999	3	0.1	0.08
500,000 or more	2	0.0	0.02
<b>LOWER QUARTILE VALUE</b>	<b>\$127,300</b>		<b>0.97</b>
<b>MEDIAN VALUE</b>	<b>\$147,800</b>		<b>0.92</b>
<b>UPPER QUARTILE VALUE</b>	<b>\$167,900</b>		<b>0.87</b>

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990**

HYDE PARK	Number of Units	Total Value (millions)	Percent	Per Unit Value	PD/Boston Ratios:2		
					Number of Units	Total Value	Per Unit Value
<b>Total for specified owner-occupied one family housing units:</b>	<b>4,471</b>	<b>\$660.888</b>	<b>100.0</b>	<b>\$147,800</b>	<b>1.00</b>	<b>1.00</b>	<b>0.84</b>
<u>Owner:</u>							
White1	3,513	520.471	78.8	\$148,200	0.98	0.95	0.83
Black1	871	127.827	19.3	\$146,800	1.18	1.33	0.95
American Indian, Eskimo, or Aleut	7	1.138	0.2	\$162,500	0.91	1.02	0.94
Asian or Pacific Islander	44	6.063	0.9	\$137,800	0.54	0.51	0.81
Other race	36	5.390	0.8	\$149,700	0.74	0.87	0.99
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic origin	102	15.594	2.4	\$152,900	0.89	0.99	0.94

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

# H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

HYDE PARK	Number	Percent	PD/Boston	
			Ratio	
Specified renter-occupied units:	4,794	100.0	1.00	
Cash rent:	4,646	96.9	0.98	
Less than \$100	107	2.2	0.79	
100 to 149	298	6.2	0.83	
150 to 199	197	4.1	0.81	
200 to 249	219	4.6	1.10	
250 to 299	168	3.5	1.08	
300 to 349	245	5.1	1.15	
350 to 399	197	4.1	0.97	
400 to 449	320	6.7	1.08	
450 to 499	276	5.8	1.14	
500 to 549	532	11.1	1.47	
550 to 599	377	7.9	1.32	
600 to 649	509	10.6	1.39	
650 to 699	387	8.1	1.29	
700 to 749	376	7.8	1.30	
750 to 999	381	7.9	0.55	
1,000 or more	57	1.2	0.14	
No cash rent	148	3.1	2.12	
LOWER QUARTILE CONT. RENT	\$335		1.03	
MEDIAN CONTRACT RENT	\$528		0.97	
UPPER QUARTILE CONT. RENT	\$655		0.89	

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

# H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990

HYDE PARK	Number of Units	Total Rent/Mo (millions)	Percent	Average Rent/Mo (dollars)	PD/Boston Ratios:2		
					Number of Units	Total Rent/M	Average Rent/Mo
Specified renter-occupied DUa paying cash rent:	4,645	\$2,339	100.0	\$504	1.00	1.00	0.89
White1	3,656	1,779	76.1	487	1.21	1.08	0.80
Black1	858	0.487	20.8	568	0.75	1.03	1.23
American Indian, Eskimo, or Aleut	14	0.008	0.3	557	0.87	1.13	1.16
Asian or Pacific Islander	37	0.021	0.9	562	0.16	0.17	0.97
Other race	80	0.044	1.9	553	0.33	0.44	1.17
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic origin	211	0.116	5.0	552	0.45	0.55	1.11

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole



**H13: TENURE by HOUSING UNITS in STRUCTURE, 1990**

					PD/Boston Ratios:1			
		Owner	Renter		Owner	Renter		
	Total	Occupied	Occupied	Vacant	Total	Occup'd	Occup'd	Vacant
<b>HYDE PARK</b>								
<b>All Housing Units</b>	<b>11,777</b>	<b>6,426</b>	<b>4,819</b>	<b>532</b>	<b>1.00</b>	<b>1.94</b>	<b>0.65</b>	<b>0.51</b>
<u>Units per structure:</u>								
1, detached	4,877	4,508	260	109	3.68	3.91	2.04	2.57
1, attached	655	251	329	75	1.22	1.01	1.31	1.92
2	2,934	1,270	1,526	138	1.78	1.88	1.75	1.30
3 or 4	1,283	269	917	77	0.41	0.41	0.44	0.25
5 to 9	400	12	345	43	0.28	0.07	0.31	0.27
10 to 19	568	19	497	50	0.45	0.15	0.49	0.37
20 to 49	637	60	555	22	0.57	0.52	0.64	0.17
50 or more	336	1	320	15	0.27	0.01	0.32	0.12
Mobile home or trailer	3	3	0	0	0.33	0.52	0.00	0.00
Other	106	33	70	3	0.77	0.87	0.75	0.51

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

**H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990**

					(in percent)			
	Column Distribution				Row Distribution			
	Total	Owner	Renter	Vacant	Total	Owner	Renter	Vacant
<b>HYDE PARK</b>								
<b>All Housing Units</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>54.6</b>	<b>40.9</b>	<b>4.5</b>
<u>Units per structure:</u>								
1, detached	41.4	70.2	5.4	20.5	100.0	92.4	5.3	2.2
1, attached	5.6	3.9	6.8	14.1	100.0	38.3	50.2	11.5
2	24.9	19.8	31.7	25.9	100.0	43.3	52.0	4.7
3 or 4	10.7	4.2	19.0	14.5	100.0	21.3	72.6	6.1
5 to 9	3.4	0.2	7.2	8.1	100.0	3.0	86.3	10.8
10 to 19	4.8	0.3	10.3	9.4	100.0	3.4	87.8	8.8
20 to 49	5.4	0.9	11.5	4.1	100.0	9.4	87.1	3.5
50 or more	2.9	0.0	6.6	2.8	100.0	0.3	95.2	4.5
Mobile home or trailer	0.0	0.0	0.0	0.0	100.0	100.0	0.0	0.0
Other	0.9	0.5	1.5	0.6	100.0	31.1	66.0	2.8

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

#### H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990

HYDE PARK				:	PD/Boston Ratios:1		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>	:	<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons in Occupied Units	29,695	18,874	10,821	:	1.00	1.85	0.58
<u>Units per structure:</u>				:			
1, detached	14,473	13,699	774	:	3.17	3.33	1.68
1, attached	1,702	715	987	:	0.99	0.87	1.10
2	7,305	3,452	3,853	:	1.53	1.58	1.49
3 or 4	2,936	739	2,197	:	0.35	0.39	0.34
5 to 9	728	32	696	:	0.23	0.09	0.24
10 to 19	936	35	901	:	0.35	0.14	0.37
20 to 49	997	92	905	:	0.49	0.42	0.49
50 or more	351	1	350	:	0.17	0.00	0.20
Mobile home or trailer	12	12	0	:	0.76	0.93	0.00
Other	255	97	158	:	0.72	0.82	0.67

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

#### H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

				(in percent)			
HYDE PARK				:	Row Distribution		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>	:	<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons:	100.0	100.0	100.0	:	100.0	63.6	36.4
<u>Units per structure:</u>				:			
1, detached	48.7	72.6	7.2	:	100.0	94.7	5.3
1, attached	5.7	3.8	9.1	:	100.0	42.0	58.0
2	24.6	18.3	35.6	:	100.0	47.3	52.7
3 or 4	9.9	3.9	20.3	:	100.0	25.2	74.8
5 to 9	2.5	0.2	6.4	:	100.0	4.4	95.6
10 to 19	3.2	0.2	8.3	:	100.0	3.7	96.3
20 to 49	3.4	0.5	8.4	:	100.0	9.2	90.8
50 or more	1.2	0.0	3.2	:	100.0	0.3	99.7
Mobile home or trailer	0.0	0.1	0.0	:	100.0	100.0	0.0
Other	0.9	0.5	1.5	:	100.0	38.0	62.0

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.



# H15: STATUS of VACANT HOUSING UNITS, 1990

			PD/Boston
HYDE PARK	Number	Percent	Ratio
Total vacant housing units:	532	100.0	0.51
Status:			
For rent	255	47.9	0.41
For sale only	110	20.7	1.22
Rented or sold, not occupied	56	10.5	0.52
For seasonal, or occasional use	11	2.1	0.27
For migrant workers	0	0.0	0.00
Other vacant	100	18.8	0.54
-----	-----	-----	-----
Boarded up	8	1.5	0.11
Not boarded up	524	98.5	0.54
-----	-----	-----	-----
Vacant, usual home elsewhere	21	3.9	0.35
All other vacants	511	96.1	0.52

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

# H16: VACANCY STATUS by DURATION of VACANCY, 1990

					PD/Boston Ratios:1
HYDE PARK	Total Vacants	For Rent	For Sale Only	All Other	Total Vacants For Rent For Sale All Other
Total vacant housing units:	532	255	110	167	1.00 0.80 2.42 0.99
Vacancy duration:					
Less than 2 months	94	55	12	27	0.69 0.62 2.59 0.65
2 up to 6 months	190	114	23	53	0.98 0.88 1.41 1.19
6 or more months	248	86	75	87	1.22 0.90 3.06 1.05

Source: 1990 US Census STF1 Counts, Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

(in percent)

	Column Distribution				Row Distribution			
	Total	For Rent	For Sale	Other	Total	For Rent	For Sale	Other
Total vacant housing units:	100.0	100.0	100.0	100.0	100.0	47.9	20.7	31.4
Vacancy duration:								
Less than 2 months	17.7	21.6	10.9	16.2	100.0	58.5	12.8	28.7
2 up to 6 months	35.7	44.7	20.9	31.7	100.0	60.0	12.1	27.9
6 or more months	46.6	33.7	68.2	52.1	100.0	34.7	30.2	35.1

Source: 1990 US Census STF1 Counts, Tables H40. and Table H 16, above.

## SELECTED SUBJECT DEFINITIONS

- Age:** The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.
- Contract Rent:** Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")
- Family Households (families):** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).
- Group Quarters:** Includes all persons not living in households. Two general categories of group quarters are recognized:
- 1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
  - 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.
- Hispanic Origin:** Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.
- Homeowner Vacancy Rate:** The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")
- Householder:** Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.
- Households:** Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.
- Housing Units:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")
- Non-Family Households:** Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")
- Race:** The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.
- Rental Vacancy Rate:** The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")



**Seasonal, Recreational, or Occasional Use:** Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

**Specified Owner-Occupied Housing Units:** Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

**Specified Renter-Occupied Housing Units Paying Cash Rent:** Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

**Vacant Housing Units:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value—Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

## CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "\*\*\*\*" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "\*\*\*\*", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.











